



Historic Landmarks Commission Training: Average Unit-Size Density (AUD) Incentive Program Part 1



Planning Division
Community Development Department
October 23, 2013

The background of the slide features a collage of images. On the left, two cyclists are riding past a sign that reads 'MISSION'. In the center, there is a large, historic mission building with multiple towers and arches. On the right, another building with arches is visible, with the words 'LOPEZ TRAIL' partially seen above one of the arches.

HLC History

- ◆ 1959: State Law enabled local communities to protect & enhance historic resources
- ◆ 1960: El Pueblo Viejo (EPV) established by ordinance
- ◆ 1960: Advisory Landmark Committee (ALC) formed as an advisory board (dual review with ABR); helped inventory City historic resources

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HLC History

- ◆ 1977: Historic Structures ordinance adopted, establishing the committee's authority and duties
- ◆ 1993: Voter approved Charter amendment established the Historic Landmarks Commission (HLC)



Purpose of HLC

- ◆ *“Safeguard the heritage of the City by providing for the protection of landmarks representing significant elements of its history” SBMC*



HLC General Functions

- ◆ Provide landmark designation recommendations to Council
- ◆ Designate Structures of Merit
- ◆ Provide design review for exterior modification of property in EPV or other Landmark Districts
- ◆ Review of Historic Resources outside of EPV



HLC Primary Goals

- ◆ Safeguard the City's heritage
- ◆ Enhance the City's visual character
- ◆ Foster civic pride in the City's beauty
- ◆ Strengthen the City's economy & vitality
- ◆ Promote the private and public use of landmarks and historic districts

The background of the slide features a blue-tinted photograph. On the left, two cyclists are riding past a sign that reads 'MISSION'. In the center, a large, historic mission building with multiple towers and arches is visible. On the right, another building with arches is partially shown.

HLC Primary Goals

- ◆ Stabilize and improve property values
- ◆ Manage historic resource designations
- ◆ Promote high design standards
- ◆ Promote neighborhood compatibility
- ◆ Ensure a fair review process



HLC Guidelines

- ◆ HLC Design Guidelines
- ◆ Historic Resources Element
- ◆ Neighborhood and other guidelines (e.g. El Pueblo Viejo Design Guidelines, State Street Landscape Design Guidelines, Chapala Street Design guidelines, NPO, etc)
- ◆ State and federal guidelines



HLC Design Review Role

- ◆ Role: provide design review comments, approvals or denials & compatibility analysis for all uses within review area
- ◆ Projects deemed “highly visible to the public” may be referred to the Planning Commission



HLC Design Review Process

- ◆ Projects requiring discretionary land use decisions conceptually reviewed by HLC; then referred to Planning Commission or Staff Hearing Officer
- ◆ Final HLC decisions may be appealed to the City Council



Common HLC Design Issues

- ◆ Neighborhood compatibility
- ◆ Size / height / scale
- ◆ Open space / landscaping
- ◆ Building massing
- ◆ Architectural style / Historic Preservation
- ◆ Landscape design
- ◆ Parking locations and site design



Issues Outside of HLC Purview

- ◆ Land use decisions
- ◆ City-wide building height restrictions
- ◆ Maximum number of units per project
- ◆ Min/max number of parking spaces
- ◆ Approval of zoning modifications



Planning Commission Role

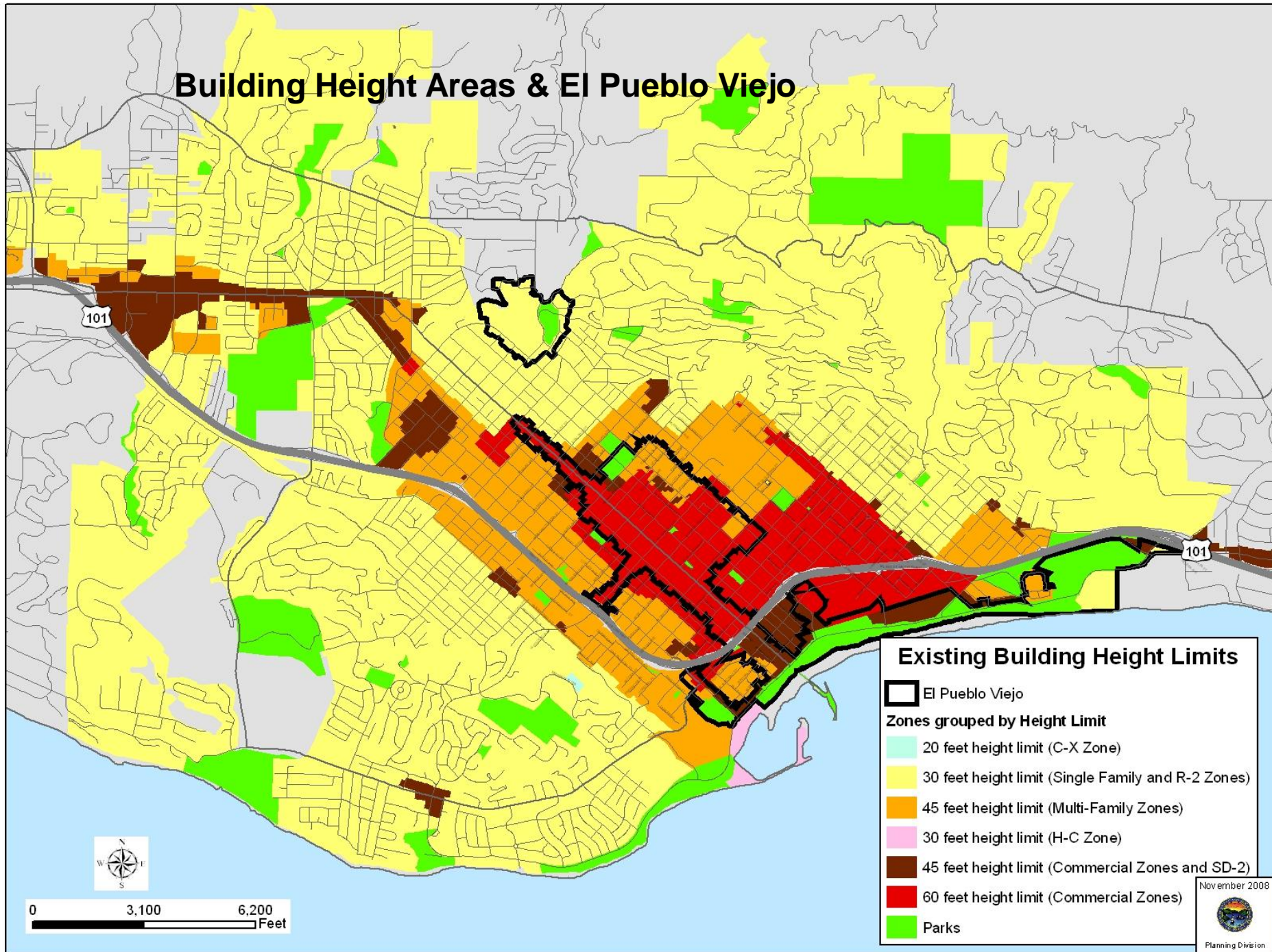
- ◆ Make Land Use Decisions
- ◆ Zoning Ordinance decisions in connection with modifications, variances, site plans, development plans, etc
- ◆ Make recommendations to City Council for amendments to the Zoning Ordinance



Planning Commission Role

- ◆ Land Subdivisions, lot-line adjustments
- ◆ Authorized to require dedications for public use as a condition of approval
- ◆ Zoning Modifications
- ◆ Environmental Review Hearings – EIR's and Neg. Decs

Building Height Areas & El Pueblo Viejo



Examples of Large Projects and Difficult Reviews

401 Chapala Street- "Chapala One" 46 Condo units-
28 du/acre- Lot Area: 72,526 sf Bldg Size: 58'- 4 stories
72 spaces provided

- ◆ Setback distance to Mission Creek
- ◆ Building Height
- ◆ Size, mass and scale of mixed-use project
 - Large residential unit size
 - Buffer to adjacent multi-family zoning
 - Consistency with Urban Design Guidelines
 - Canyonization of Chapala Street



401 Chapala St.

- ◆ 401 Chapala St. Google Street View from Gutierrez
- ◆ 401 Chapala St.- Google Street View from De La Vina

Examples of Large Projects and Difficult Reviews

723 Chapala Street- “Paseo Chapala” 29 Condo units-
33 du/acre- Lot Area: 38,250 sf - Bldg Size: 44’ - 3 stories
72 spaces provided

- ◆ Building Height
- ◆ Size, mass and scale of mixed-use project
 - Mixed Use and large residential unit size
 - Multi-lot merger- Buffer to adjacent buildings
 - Consistency with Urban Design Guidelines
 - Canyonization of Chapala Street



723 Chapala St.

- ◆ [723 Chapala St.- Google Street View 1](#)
- ◆ [723 Chapala St.- Google Street View](#)

Examples of Large Projects and Difficult Reviews

210 W. Carrillo St.- “Radio Square”- 32 Unit Condo units- 28 du/acre- Lot size-49,881sf - 40’ – 3 stories
122 spaces provided- 65 spaces commercial

- ◆ Size, mass and scale of mixed-use project
 - Adjacent to Historic Resource
 - Consistency with Urban Design Guidelines
 - Multi-building, paseos
 - Livability of units- light and air

Examples of Large Projects and Difficult Reviews

34 W. Victoria St.- “Alma Del Pueblo”- 37 Condo units- 24 du/acre- Lot size-61,802 sf - 43’ – 3 stories
78 spaces provided

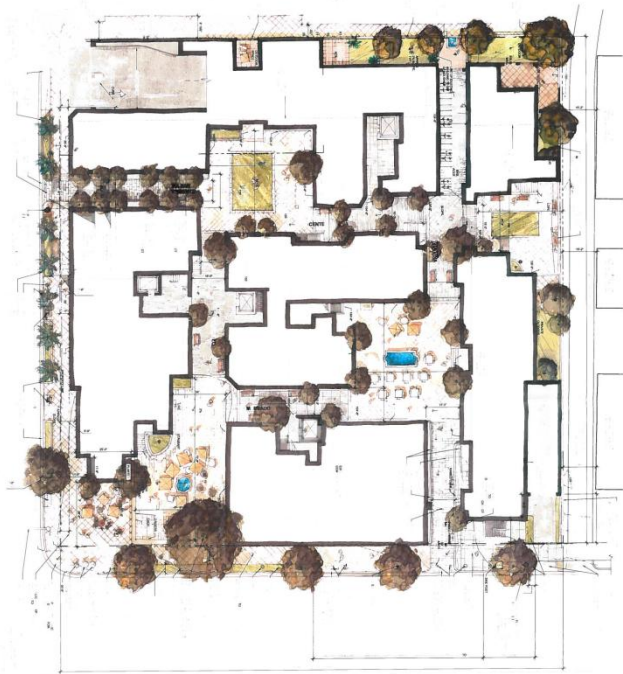
- ◆ Building Height
- ◆ Size, mass and scale of mixed-use project
 - Preservation of views to Arlington Theater
 - Consistency with Urban Design Guidelines
 - Bridges, roof decks and relocation of public art



34 W. Victoria St.

- ◆ 34 W. Victoria St- Google Street view 2012
- ◆ 34 W. Victoria St.- Google Street View Front 2012

210 W. Carrillo St.



Height, impact to adjacent historic resource, paseos
Open space and light to res units

Other Examples: Canary Hotel - 60 ft.



Other Examples: Nordstroms – 42 ft- 60 ft.



Other Examples:

622 Anacapa St. - 48 ft.





Questions?

End of Part 1